

STATE OF FLORIDA:

CONSERVATION EASEMENT

Attachment # 1

Page 1 of 5

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 20th day of March, 2004, by Dennis F. Williams & Barbara W. Williams whose mailing address is 2191 Miller Landing Rd. Tallahassee, FL 32312 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR:

Dennis E. Williams

Dennis E. Williams
(Signature)

WITNESSES:

Keith Finlayson
(Sign)
Keith Finlayson
(Print Name)

Susanne E. Lumpf
(Sign)
Susanne E. Lumpf
(Print Name)

GRANTOR:

Barbara W. Williams

Barbara W. Williams
(Signature)

WITNESSES:

Keith Finlayson
(Sign)
Keith Finlayson
(Print Name)

Susanne E. Lumpf
(Sign)
Susanne E. Lumpf
(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 22nd day of March, 2004
by Dennis E. Williams and Barbara W. Williams, who is personally
known to me, or has produced _____ as identification and
(type of identification)
did not take an oath.

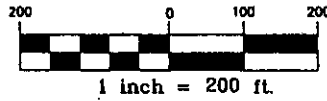
Barbara Jean Heideman
(Signature of Notary)



(Title or Rank)

(Serial Number, If Any)

This Document Prepared by: **Herbert W. A. Thiele, Esq., County Attorney**
Leon County Attorney's Office
Suite 202, South Monroe Street
Tallahassee, Florida 32301

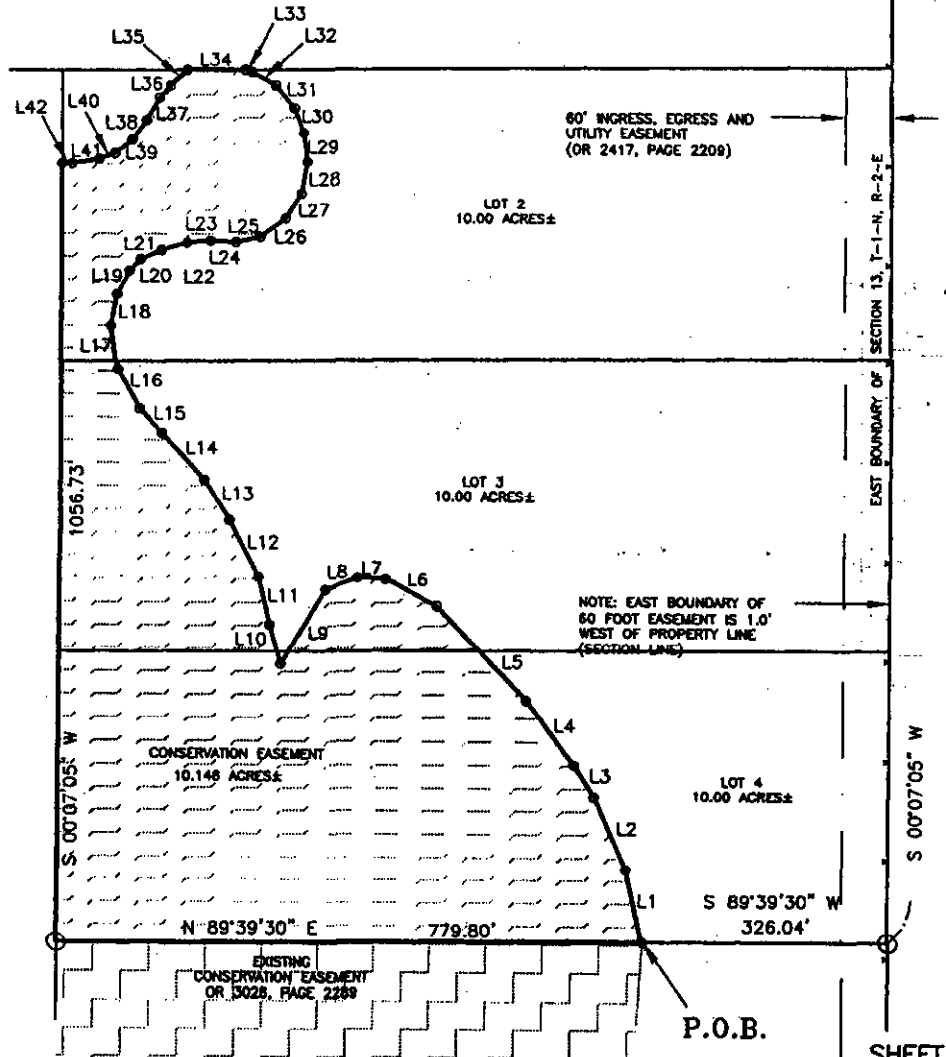


P.O.C.
FCM (NO I.D.) NORTHEAST
CORNER OF SECTION 13.
T-1-N, R-2-E, LEON
COUNTY, FLORIDA

OR 2339
PAGE 195

Attachment # 1
Page 3 of 5

EXHIBIT "A"



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY FOR: KEITH FINLAYSON

LEGEND:		NOTES:	
1. THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.	2. ALL MEASUREMENTS ARE U.S. FEET.	3. INFORMATION AND BEARINGS BASED ON PREVIOUS SURVEY BY GEORGE E. GUNN, JR. SURVEYING AND MAPPING FOR KEITH FINLAYSON.	4. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A SKETCH AND DESCRIPTION OF A CONSERVATION EASEMENT.
FILE NO. 99-005	P.S.R. NO. 551-10-03	DRAWING DATE: 01/13/04	SCALE: 1"=200'
SURVEY DATE:		BOOK:	
DRAWN BY: JFB		CON EASE	
REVISIONS:		DATE: 1/23/04	
GEORGE E. GUNN, JR. SURVEYING AND MAPPING 1824-A METROPOLITAN BLVD. TALLAHASSEE, FLORIDA 32308 PHONE: (850) 306-6742 FAX: (850) 306-6238		I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 610-17, FLORIDA ADMINISTRATIVE CODE, PERTAINING TO SECTION 412.02, FLORIDA STATUTES.	
CERTIFICATE OF AUTHORIZATION NO. 18 0007172		I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 610-17, FLORIDA ADMINISTRATIVE CODE, PERTAINING TO SECTION 412.02, FLORIDA STATUTES.	

LINE TABLE		
LINE	LENGTH	BEARING
L1	101.08	N 12°15'12" W
L2	106.82	N 23°12'48" W
L3	51.23	N 31°51'44" W
L4	106.39	N 36°06'36" W
L5	175.24	N 43°19'53" W
L6	78.38	N 62°19'28" W
L7	37.42	N 68°12'40" W
L8	45.77	S 68°40'14" W
L9	117.04	S 30°57'35" W
L10	55.56	N 15°27'36" W
L11	65.95	N 13°02'17" W
L12	86.54	N 27°27'47" W
L13	63.72	N 32°30'57" W
L14	84.88	N 41°50'38" W
L15	44.79	N 41°39'07" W
L16	60.87	N 28°22'33" W
L17	60.00	N 07°56'46" W
L18	43.12	N 10°51'05" E
L19	36.57	N 25°37'27" E
L20	21.29	N 43°32'53" E
L21	30.31	N 65°46'38" E
L22	35.23	N 74°21'23" E
L23	31.22	N 88°15'46" E
L24	34.94	S 87°23'16" E
L25	33.49	N 77°09'20" E
L26	42.15	N 54°28'28" E
L27	39.92	N 31°30'16" E
L28	43.63	N 10°28'05" E
L29	38.76	N 07°29'20" W
L30	35.84	N 21°14'06" W
L31	39.56	N 36°39'58" W
L32	36.92	N 48°18'56" W
L33	9.22	N 74°05'16" W
L34	76.78	S 89°39'30" W
L35	29.93	S 47°12'43" W
L36	22.04	S 42°20'01" W
L37	35.75	S 26°18'52" W
L38	32.04	S 38°02'42" W
L39	28.84	S 52°02'28" W
L40	22.97	S 70°03'13" W
L41	36.72	S 80°43'30" W
L42	13.39	S 82°43'06" W

SHEET 2 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY FOR: KEITH FINLAYSON

[illegible]

FILE No.	99-005
P.S.R. NO.	551-10-03
DRAWING DATE:	01/13/04
SCALE:	1"=200'
SURVEY DATE:	
BOOK:	
DRAWN BY:	JFB CON EASE

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

G.M.C. 1624-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32306
PHONE: (850) 386-6742
FAX: (850) 386-6230

CERTIFICATE OF AUTHORIZATION NO: LB 0007172

1. HENRY CURTIS TWE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMPANY PANEL No. 18143 G-800 0 EFFECTIVE NOVEMBER 18, 1987 THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND ZONE "X" NO HAVE FLOOD DANGERS DETERMINED.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMAL TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 610-37 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.027, FLORIDA STATUTES.

THE UNDERSIGNED SUNDORF HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE PARCEL.

DATE 11-2-3104 3-1
GEORGE E. GARTH, JR.
PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE No. 8873

REVISIONS:



EXHIBIT "A"

Attachment # 1
Page 5 of 5GEORGE E. GUNN, JR.
SURVEYING AND MAPPING1624--A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850)386-6742 FAX: (850)386-6239

CONSERVATION EASEMENT

COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 07 minutes 05 seconds West along the East boundary of said Section 13, a distance of 2330.78 feet; thence leaving said Section line, run South 89 degrees 39 minutes 30 seconds West 326.04 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence North 12 degrees 15 minutes 12 seconds West, 101.06 feet; thence North 23 degrees 12 minutes 48 seconds West, 106.82 feet; thence North 31 degrees 51 minutes 44 seconds West, 51.23 feet; thence North 36 degrees 06 minutes 36 seconds West, 106.39 feet; thence North 43 degrees 19 minutes 53 seconds West, 175.24 feet; thence North 62 degrees 19 minutes 28 seconds West, 78.38 feet; thence North 88 degrees 12 minutes 40 seconds West, 37.42 feet; thence South 68 degrees 40 minutes 14 seconds West, 45.77 feet; thence South 30 degrees 57 minutes 35 seconds West, 117.04 feet; thence North 15 degrees 27 minutes 36 seconds West, 55.56 feet; thence North 13 degrees 02 minutes 17 seconds West, 65.95 feet; thence North 27 degrees 27 minutes 47 seconds West, 86.54 feet; thence North 32 degrees 30 minutes 57 seconds West, 63.72 feet; thence North 41 degrees 50 minutes 38 seconds West, 84.88 feet; thence North 41 degrees 35 minutes 02 seconds West, 44.79 feet; thence North 28 degrees 22 minutes 33 seconds West, 60.97 feet; thence North 07 degrees 56 minutes 46 seconds West, 60.00 feet; thence North 10 degrees 51 minutes 05 seconds East, 43.12 feet; thence North 25 degrees 37 minutes 27 seconds East, 36.57 feet; thence North 43 degrees 32 minutes 53 seconds East, 21.29 feet; thence North 65 degrees 46 minutes 38 seconds East, 30.31 feet; thence North 73 degrees 21 minutes 23 seconds East, 35.23 feet; thence North 85 degrees 15 minutes 46 seconds East, 31.22 feet; thence South 87 degrees 23 minutes 18 seconds East, 34.94 feet; thence North 77 degrees 09 minutes 20 seconds East, 33.49 feet; thence North 54 degrees 28 minutes 29 seconds East, 42.15 feet; thence North 31 degrees 30 minutes 16 seconds East, 39.92 feet; thence North 10 degrees 28 minutes 05 seconds East, 43.63 feet; thence North 07 degrees 29 minutes 20 seconds West, 38.76 feet; thence North 21 degrees 14 minutes 06 seconds West, 35.84 feet; thence North 38 degrees 59 minutes 58 seconds West, 39.56 feet; thence North 61 degrees 18 minutes 58 seconds West, 36.92 feet; thence North 74 degrees 05 minutes 16 seconds West, 9.22 feet; thence South 89 degrees 39 minutes 30 seconds West, 76.78 feet; thence South 47 degrees 12 minutes 43 seconds West, 29.93 feet; thence South 42 degrees 20 minutes 01 seconds West, 22.04 feet; thence South 29 degrees 16 minutes 52 seconds West, 35.75 feet; thence South 36 degrees 02 minutes 42 seconds West, 32.04 feet; thence South 52 degrees 02 minutes 29 seconds West, 29.64 feet; thence South 70 degrees 03 minutes 13 seconds West, 22.97 feet; thence South 80 degrees 43 minutes 30 seconds West, 36.72 feet; thence South 88 degrees 43 minutes 06 seconds West, 13.39 feet; thence South 00 degrees 07 minutes 05 seconds West, 1,056.73 feet; thence North 89 degrees 39 minutes 30 seconds East, 779.80 feet to the POINT OF BEGINNING. Containing 10.148 acres, more or less.

958 1/23/04
George E. Gunn, Jr.
Professional Surveyor and Mapper
Certificate No. 5831

JOB NO. 99-005

SHEET 3 OF 3
PSR NO. 551-10-03

DATE 01/23/04